



PUBLIC HEARING AGENDA

AGENDA
BOARD OF ADJUSTMENT
W E D N E S D A Y
AUGUST 25, 2004
(7:00 PM)
(COUNCIL CHAMBERS – 31 EAST FIFTH STREET)

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.

- **Monthly Board Dinner, 5:30 – 6:30 PM.** Located at the Development Services Department Conference Room (southeast corner of the garden level), 31 East Fifth Street.
- **Pre-Session – begins at 6:15 PM** – Development Services Conference Room. The Board of Adjustment reserves this time to discuss informally any item(s) appearing on the Regular Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.
 - Review draft Zoning and Development Code
 - Review of proposed Consent Agenda
 - Review of past and future applications with staff.

AGENDA

Consideration of Hearing Minutes: (July 28, 2004)

1. **BA040122** Request by the **HAASE RESIDENCE** for the following located at 2504 South Grandview Avenue in the R1-10, Single Family Residential District:
 - a. Variance to reduce the south side yard setback from 10 feet to 3 feet to allow a new patio cover.
 - b. ~~Variance to reduce the setback for an eave from 3 feet to 2 feet 6 inches.~~ **DELETED BY APPLICANT****(CONT FROM JULY 28, 2004 BOARD OF ADJUSTMENT)**

2. **BA040126** Request by the **MAYCOCK RESIDENCE** for a variance to increase the maximum allowable lot coverage from 40% to 44.9% located at 2616 South Siesta Drive in the R1-6, Single Family Residential District.
(CONT FROM AUGUST 3, 2004 HEARING OFFICER)
3. **BA040129** Request by the **DOSTAL RESIDENCE** for a variance to reduce the east side yard setback from 15 feet to 8 feet for a garage addition located at 1314 East Calle De Arcos in the R1-15, Single Family Residential District
(CONT FROM JULY 28, 2004 BOARD OF ADJUSTMENT)
4. **BA040132** Request by **NORTH TEMPE MULTI-GENERATIONAL CENTER** for the following located at 1555 North Bridalwreath Street in the R1-6, Single Family Residential District
 - a. Use permit to allow a antenna (microwave receiver) greater than 35 feet above grade.
 - b. Use permit to allow parking-by-demand.
 - c. Variance to allow parking-by-demand for a building with less than 100,000 s.f. in area.
 - d. Variance to waive the required screening for the antenna (microwave receiver).
 - e. Variance to increase the maximum allowable building height from 30 feet to 38 feet.
 - f. Variance to increase the maximum allowable fence height from 4 feet to 8 feet in the required front yard setback.**(CONT FROM JULY 28, 2004 BOARD OF ADJUSTMENT)**
(CONT TO SEPTEMBER 22, BOARD OF ADJUSTMENT)
5. **BA040135** Request by **MARCOS DE NIZA PLAZA – GOODWILL INDUSTRIES** for a use permit to allow the resale of personal articles and household goods located at 805 East Guadalupe Road in the PCC-1, Planned Commercial Center District.
(CONTINUED FROM THE AUGUST 3, 2004 HEARING OFFICER)
6. **BA040141** Request by **LEWIS RESIDENCE** for the following located at 1057 East El Freda Road in the AG, Agricultural District:
 - a. Use permit to allow a second story addition.
 - b. Use permit to expand a non-conforming building by 41%.
(Note: This use permit will allow the expansion of the building along the east property line at the non-conforming setback of 7 feet 1 inch.)
 - c. Variance to reduce the west side yard setback from 20 feet to 15 feet.
 - d. Variance to reduce the front yard setback from 40 feet to 12 feet.

7. **BA040146** Request by **PORTICELLO PIZZA AND BAKERY** for a use permit to allow a carry out/delivery pizza sales located at 2064 East Southern Avenue in the C-2, General Commercial District.
8. **BA040147** Request by the **VINE TAVERN** for a use permit to allow a conversion of a restaurant to a restaurant/bar with a class 6 liquor license located at 801 East Apache Blvd in the C-2, General Commercial District.
9. **BA040149** Request by **TEMPE DECORATING CENTER AND CORPORATE HEADQUARTERS** for the following located at 6515 South Rural Road in the ~~PCC-1, Planned Commercial Center~~ and R/O, Residential Office District: **CORRECTED BY STAFF**
 - a. Variance to reduce the required front building setback from 25 feet to 15 feet.
 - b. Variance to increase the maximum allowable building height from 15 feet to 30 feet.
 - c. Variance to reduce the required number of parking spaces from 80 to 67.
10. **BA040151** Request by the **MILLER RESIDENCE** for a use permit to allow a second story addition located at 928 South Maple Street in the R-3, Multi-Family Residential Limited District.
11. **BA040153** Appeal of the Zoning Administrator's opinion by the **ZIMMERMAN RESIDENCE** located at 7437 South Rita Lane in the R1-6, Single Family Residential District that the proposed accessory building exceeds the provisions of Zoning Ordinance No. 808, Chapter 3, Section 2-302 which defines 'dwelling' and which limits one dwelling unit per single family lot.